

**LEBANON COUNTY
HOUSING AUTHORITY**



**Five Year Plan
2011 Annual Update
Fiscal Years 2011 - 2015**



THE HOUSING AUTHORITY OF THE COUNTY OF LEBANON
P.O. Box 420
LEBANON, PENNSYLVANIA 17042

April 13, 2011

LIST OF PLAN ELEMENTS

Plan Template – Form HUD 50075

Plan Comments

Capital Fund Annual Statement/Performance and Evaluation Report

Capital Fund Five-Year Action Plan

Housing Needs of low income families in Lebanon County

Eligibility, Selection and Admissions Policies

Statement of Financial Resources

Rent Determination Policies

Operation and Management

Grievance Procedures

Designated Housing

Community Service and Self Sufficiency

Safety and Crime Prevention

Civil Rights Certification

Fiscal Year Audit

Asset Management Strategy

Violence Against Women Act

Certifications

Plan Template – Form HUD 50075

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of the County of Lebanon</u> PHA Code PA26052 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>405</u> Number of HCV units: <u>625</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

Modifications to Public Housing Admissions and Occupancy Policy and Section 8 Administrative Plan to provide for a Public Housing preference for any current Section 8 Voucher participants terminated from the voucher program because of lack of funding. See attached summary for detailed explanation of the proposed changes.

2. Financial Resources.

There have been no changes to the elements of the previous Annual Plan

3. Rent Determination.

There have been no changes to the elements of the previous Annual Plan

4. Operation and Management.

There have been no changes to the elements of the previous Annual Plan

5. Grievance Procedures.

There have been no changes to the elements of the previous Annual Plan

6. Designated Housing for Elderly and Disabled Families.

There have been no changes to the elements of the previous Annual Plan

7. Community Service and Self-Sufficiency.

There have been no changes to the elements of the previous Annual Plan

8. Safety and Crime Prevention.

There have been no changes to the elements of the previous Annual Plan

9. Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

There have been no changes to the elements of the previous Annual Plan

10. Civil Rights Certification.

There have been no changes to the elements of the previous Annual Plan

11. Fiscal Year Audit.

There have been no changes to the elements of the previous Annual Plan

12. Asset Management.

There have been no changes to the elements of the previous Annual Plan

13. Violence Against Women Act (VAWA).

There have been no changes to the elements of the previous Annual Plan

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

ALL SUPPORTING DOCUMENTS ARE LOCATED AT THE HOUSING AUTHORITY'S MAIN OFFICE.

6.0

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>There have been no changes to the previous Annual Plan for Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p style="text-align: center;">SEE ATTACHED</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p style="text-align: center;">SEE ATTACHED</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p style="text-align: center;">SEE ATTACHED</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p style="text-align: center;">HUD APPROVAL ON FILE</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p style="text-align: center;">STATISTICS ON FILE</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p style="padding-left: 40px;"> Leverage private or other public funds to create additional housing opportunities: Acquire or build units or developments Improve public housing management: (PHAS score) 90+ Renovate or modernize public housing units: Demolish or dispose of obsolete public housing: Designate developments or buildings for particular resident groups (elderly, persons with disabilities) Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: </p>

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Goal: Leverage private or other public funds to create additional housing opportunities

Progress: The Authority continues to explore opportunities for additional public and private resources.

Goal: Acquire or build units or developments

Progress: The Authority through its non profit affiliate has completed construction and placed in service tax credits for twenty single family townhomes on an old factory site in Lebanon City.

Goal: Improve public housing management (PHAS) score

Progress: The Authority's latest PHAS score was 87%. We will continue to work to improve our score to at least 90%.

Goal: Renovate or modernize public housing units

Improvements to a variety of communities using Capital Funds. We are currently planning Authority wide renovations to improve access to persons with disabilities. We anticipate that this work will occur over several years, beginning in 2011.

Goal: Demolish or dispose of obsolete public housing

Progress: We will continue to study the long term viability of all our developments as we implement HUD's requirement for asset based management.

Goal: Designate developments or building for particular resident groups

Progress: Approval to designate Stevens Towers as an elderly only facility was received from HUD on November 9, 2005. Approval was renewed in 2010.

Goal: Increase the number and percentage of employed persons in assisted families

For calendar year 2010 94% of income received by public housing families came from sources such as earned income, Social Security or pensions. In addition, only 6% of income came from TANF. This data clearly demonstrates the Authority's success in assisting its residents to obtain employment.

Goal: Provide or attract supportive services to improve assistance recipient's employability

The Authority's social services department provides a variety of services to assist resident's in obtaining employment. Unfortunately, because of funding reductions by the Federal Government staffing for social service programs has been reduced.

Goal: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.

The Authority is proactive in ensuring that housing assistance is available to all qualified applicants. To facilitate access to housing for the disabled, the Authority has formed a partnership with several local agencies which provide services to individuals with disability. To ensure access to the minority Hispanic community the Authority co-operates with the Hispanic Outreach Program for Lebanon County.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

A substantial deviation or significant amendment or modification, which requires public notice and comment, will be required if a change is made to the Plan, or any component thereof, related to the following:

- Demolition or conversion of units;
- Implementation of a homeownership program;
- Additions of Non-Emergency work items with an estimated cost greater than 50% of the Authority's annual Comprehensive Grant (items not included in the current Annual Statement or 5-Year Action Plan).

Changes made to the Plan, or any component thereof, which do not relate to the above-mentioned issues will not be considered substantial or significant and will not require public notice and comment.

10.0

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

ATTACHMENT 1

Housing Authority of the County of Lebanon
2011-2015 Annual Plan Submission

COMMENTS

1. No written comments regarding the 2011 Annual Plan were received from any residents of public housing or any Section 8 participants. There were not challenged elements.
2. The regular bi-monthly meeting of HACL's Resident Advisory Board was held on Tuesday, March 29, 2011. Deputy Director Sue Bowman reviewed the contents of the Annual Plan with those present. Favorable comments were received regarding the proposed improvements outlined in the plan. There were no challenged elements and no recommendations for changes to the proposed plan.
3. A public hearing on the 2011 Annual Plan was conducted by HACL's Board of Directors on April 13, 2011. Executive Director Bryan Hoffman reviewed the plan's contents with HACL staff and members of the Board. No members of the public, no public housing residents and no Section 8 participants attended the hearing. There were no challenged elements of the plan.

Capital Fund Annual Statement/Performance and Evaluation Report
Capital Fund Five-Year Action Plan

Part I: Summary		
PHA Name: Housing Authority of the County of Lebanon	Grant Type and Number Capital Fund Program Grant No: PA26P052501-07 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost*	
		Original	Revised**	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)***	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 65,176.00	\$ 65,176.00	\$ 65,176.00	\$ 65,176.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 19,464.00	\$ 40,457.15	\$ 40,457.15	\$ 40,457.15
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ 16,000.00			
10	1460 Dwelling Structures	\$ 304,755.00	\$ 304,257.45	\$ 304,257.45	\$ 304,257.45
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities****				

* To be completed for the Performance and Evaluation Report
 ** To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 *** PHAs with under 250 units in management may use 100% of CFP Grants for Operations
 **** RHF funds shall be included here

(revised 01/24/2011)

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing & Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the County of Lebanon	Grant Type and Number Capital Fund Program Grant No: PA26P052501-07 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007
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Type of Grant	Original Annual Statement	Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 3)	Final Performance and Evaluation Report		
Line	Summary by Development Account	Original	Revised**	Obligated	Total Actual Cost*	Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ 201,878.40	\$ 201,878.40	\$ 201,878.40	\$ 201,878.40	\$ 201,878.40
19	1502 Contingency (may not exceed 8% of line 20)	\$ 4,495.60	\$ -			
20	Amount of Annual Grant (sum of lines 2-19)	\$ 651,769.00	\$ 651,769.00	\$ 651,769.00	\$ 651,769.00	\$ 651,769.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs	\$ 8,000.00				
25	Amount of line 20 Related to Energy Conservation Measures		\$ 85,933.12	\$ 85,933.12	\$ 85,933.12	\$ 85,933.12
Signature of Executive Director <i>Rayon Dr. Hodgson</i> date 02/18/2011		Signature of Public Housing Director		Date		

* To be completed for the Performance and Evaluation Report
 ** To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 *** PHAs with under 250 units in management may use 100% of CFP Grants for Operations
 ***** RHF funds shall be included here
 (revised 01/24/2011)

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P052501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	*Revised	Funds Obligated	**Funds Expended	
PHA Wide	Debt Service Bond Payment	9901		201,878.40	201,878.40	201,878.40	201,878.40	Paid
PHA Wide	Operations	1406		40,000.00	40,000.00	40,000.00	40,000.00	Paid
PHA Wide	Administration	1410		65,176.00	65,176.00	65,176.00	65,176.00	Completed
PHA Wide	Fees & Costs	1430		19,464.00	40,457.15	40,457.15	40,457.15	Completed
PHA Wide	Contingency	1502		4,495.60		-	-	
Total Agency Wide				331,014.00	347,511.55	347,511.55	347,511.55	
PA052P0001 - Washing	Repalce Elevators	1460	2	171,255.00	162,079.37	162,079.37	162,079.37	Completed
PA052P0001 - all sites	Sidewalk Replacement	1450	55 SF	500.00		-	-	Deleted
Total PA052P0001				171,755.00	162,079.37	162,079.37	162,079.37	
PA052P0002 - all sites	Replace Gas Ranges	1465.1	101	-	-	-	-	T0 FY06
PA052P0002 - Webster	Electric System	1460	100	-	16,712.99	16,712.99	16,712.99	Comp With 2006
PA052P0002 - Webster	Security Lights	1450	10	5,000.00		-	-	Deleted
PA052P0002 - Webster	Sidewalk Replacement	1450	165 sf	1,000.00		-	-	Deleted
Subtotal Webster				6,000.00	16,712.99	16,712.99	16,712.99	
PA052P0002 - Scattered	Security Lights	1450	7	3,000.00		-	-	Deleted
PA052P0002 - Scattered	Repalce Gas Ranges	1465.1	16	-	-	-	-	FY 06 comp
PA052P0002 - Scattered	Sidewalk Replacement	1450	55 sf	500.00				Deleted
Subtotal Scattered Sites North				3,500.00		-	-	
PA052P0002 - Modular	Scurity Lights	1450	4	6,000.00		-	-	To FY 06
PA052P0002 - Modular	Sidewalk Replacement	1450	55sf	500.00		-	-	Deleted
PA052P0002 - Modular	Install crawl space vents	1460	20	3,300.00		-	-	Deleted
PA052P0002 - Modular	Replace 2nd floor tile	1460	20	18,500.00	-	-	-	Deleted

* To be completed for the Performance and Evaluation Report or a Revised Annual Statement

** To be completed for the Performance and Evaluation Report

(revised 01/24/2011)

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P052501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	*Revised	Funds Obligated	**Funds Expended	
PA052P0002 - Modular	Dryer vents & washer cabinets	1460	20	8,000.00		-	-	Deleted
	Subtotal Modulars North			36,300.00	-	-	-	
	Total PA052P0002			39,800.00	16,712.99	16,712.99	16,712.99	
PA052P0003 - Cedar	Security Lights	1450	5	2,000.00		-	-	Deleted
PA052P0003 - Cedar	Window Replacement	1460	41 units	-	45,010.21	45,010.21	45,010.21	Comp W/ ARRA
PA052P0003 - Cedar	Replace gas furnaces	1460	41 units	41,000.00	39,531.97	39,531.97	39,531.97	Completed
PA052P0003 - Cedar	Sidewalk replacement	1450	55 sf	500.00				Deleted
	Subtotal Cedar Court			43,500.00	84,542.18	84,542.18	84,542.18	
PA052P0003 - Gloinger	Sidewalk replacement	1450	110 sf	1,000.00		-	-	Deleted
PA052P0003 - Gloinger	Window Replacement	1460	25 units		40,922.91	40,922.91	40,922.91	Comp W/ ARRA
	Subtotal Gloninger Meadows			1,000.00	40,922.91	40,922.91	40,922.91	
PA052P0003 - Modular	Security Lights	1450	6	-	-	-	-	To FY 06
PA052P0003 - Modular	Sidewalk replacement	1450	55 sf	500.00		-	-	Deleted
PA052P0003 - Modular	Insatall crawl space vents	1460	40	6,700.00		-	-	Deleted
PA052P0003 - Modular	Replace 2nd floor tile	1460	40	40,000.00	-	-	-	Deleted
PA052P0003 - Modular	Dryer vents & washer cabinets	1460	40	16,000.00				Deleted
	Subtotal Modulars South			63,200.00	-	-	-	
PA052P0003 - Scattere	Security Lights	1450	3	1,000.00		-	-	Deleted
PA052P0003 - Scattere	Replace gas ranges	1465.1	24	-				To FY 06
PA052P0003 - Scattere	Sidewalk replacement	1450	55 sf	500.00		-	-	Deleted
	Subtotal Scattered Sites North			1,500.00		-	-	
	Total PA052P0003			109,200.00	125,465.09	125,465.09	125,465.09	
	Total FFY 2007			651,769.00	651,769.00	651,769.00	651,769.00	

* To be completed for the Performance and Evaluation Report or a Revised Annual Statement

** To be completed for the Performance and Evaluation Report

(revised 01/24/2011)

Part I: Summary		
PHA Name: Housing Authority of the County of Lebanon	Grant Type and Number Capital Fund Program Grant No: PA26P052501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost*	
		Original	Revised**	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)***	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 65,994.00	\$ 65,994.00	\$ 65,994.00	\$ 65,994.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 22,059.00	\$ 40,297.18	\$ 40,297.18	\$ 40,297.18
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ -	\$ -		
10	1460 Dwelling Structures	\$ 337,355.00	\$ 321,464.98	\$ 321,464.99	\$ 321,464.98
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities****				

* To be completed for the Performance and Evaluation Report
 ** To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 *** PHAs with under 250 units in management may use 100% of CFP Grants for Operations
 **** RHF funds shall be included here

Part I: Summary

PHA Name: Housing Authority of the County of Lebanon	Grant Type and Number Capital Fund Program Grant No: PA26P052501-08 Replacement Housing Factor Grant No: Date of CFPF:	FFY of Grant: 2008 FFY of Grant Approval: 2008
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Type of Grant _____ Reserve for Disasters/Emergencies _____
 Original Annual Statement and Evaluation Report for Period Ending: 12/31/2010
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/2010
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised**	Obligated	Total Actual Cost*	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA							
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ 202,185.84	\$ 202,185.84	\$ -	\$ 202,185.83	\$ 202,185.83		
19	1502 Contingency (may not exceed 8% of line 20)	\$ 2,348.16	\$ -	\$ -	\$ -	\$ -		
20	Amount of Annual Grant (sum of lines 2-19)	\$ 659,942.00	\$ 659,942.00	\$ 0	\$ 659,942.00	\$ 260,866.93		
21	Amount of line 20 Related to LBP Activities			\$ 317,355.00				
22	Amount of line 20 Related to Section 504 Activities			\$ 30,000.00				
23	Amount of line 20 Related to Security - Soft Costs			\$ 4,548		\$ 4,548.00	\$ 4,548.00	
24	Amount of line 20 Related to Security - Hard Costs			\$ 163,000.00				
25	Amount of line 20 Related to Energy Conservation Measures			\$ 202,185.84		\$ 207,004.59	\$ 207,004.59	
Signature of Executive Director <i>Ryan S. Hodgson</i> date 02/18/2011		Signature of Public Housing Director						Date 207,004.59

* To be completed for the Performance and Evaluation Report
 ** To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 *** PHAs with under 250 units in management may use 100% of CFP Grants for Operations
 **** RHF funds shall be included here
 (revised 01/25/2011)
 Page 2
 form HUD-50075.1 (4/2008)

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P052501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	*Revised	Funds Obligated	**Funds Expended	
PHA Wide	Debt Service Bond Payment	9901		202,185.84	202,185.83	202,185.83	202,185.83	Paid
PHA Wide	Operations	1406		30,000.00	30,000.00	30,000.00	30,000.00	Paid
PHA Wide	Administration	1410		65,994.00	65,994.00	65,994.00	65,994.00	Paid
PHA Wide	Fees & Costs	1430		22,059.00	40,297.18	40,297.18	40,297.18	Paid
PHA Wide	Contingency	1502		2,348.16	-	-	-	
Total Agency Wide				322,587.00	338,477.01	338,477.01	338,477.01	
PA052P0001-Stevens	Replace Arcade & Comm Rm Roof	1460	3700 sf	-	70,000.00	70,000.00	70,000.00	Completed
PA052P001 - Stevens	Repair masonry & roof sch tower	1460	1600 sf		43,806.55	43,806.55	43,806.55	With 2009
PA052P001 - Stevens	Repoint retaining wall	1450	900 sf		-			Deleted
PA052P0001-Wash	ADA modifications units & common	1460		70,000.00	-	-	-	To 2010
Pa052P0001 - Wash	Install Security Cameras & access sys	1460	20 cameras		-			To 2011
PA052P001- Wash	Replace Elevators	1460	2	-	25,685.71	25,685.71	25,685.71	With 2007
PA052P000 - Wash	Replace Building Elec System	1460	60 units		26,649.35	26,649.35	26,649.35	Completed
Total PA052P0001				70,000.00	166,141.61	166,141.61	166,141.61	
PA052P0002 - All Sites	ADA modifications units & common	1460		126,500.00	0	-	-	To 2012
PA052P0002 - City Un	Replace Roofs	1460	10,000 sf	-	155,223.38	155,223.38	155,223.38	Completed
PA052P0002- Modular	Replace smoke detectors	1460	20	-	0	-	-	Deleted
Total PA052P0002				126,500.00	155,223.38	155,223.38	155,223.38	
PA052P0003 - All Sites	ADA modifications units & common	1460		140,855.00	0	-	-	To 2012
PA052P0003-Modular	Replace smoke detectors	1460		-	0	-	-	Deleted
Total PA052P0003				140,855.00	-	-	-	
Total FY 2008				659,942.00	659,842.00	659,842.00	659,842.00	
								-
								-
								-

* To be completed for the Performance and Evaluation Report or a Revised Annual Statement

** To be completed for the Performance and Evaluation Report

(revised 01/25/2011)

Part I: Summary		
PHA Name: Housing Authority of the County of Lebanon	Grant Type and Number Capital Fund Program Grant No: PA26P052501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost*	
		Original	Revised**	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)***	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 65,041.04	\$ 60,076.41	\$ 60,076.41	\$ 31,945.80
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 50,000.00	\$ 68,346.66	\$ 68,346.66	\$ 68,346.66
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ 20,000.00	\$ -		
10	1460 Dwelling Structures	\$ 293,100.00	\$ 208,832.57	\$ 208,832.57	\$ 158,106.20
11	1465.1 Dwelling Equipment - Nonexpendable		\$ 69,839.40	\$ 69,839.40	\$ 69,839.40
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities****				

* To be completed for the Performance and Evaluation Report
 ** To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 *** PHAs with under 250 units in management may use 100% of CFP Grants for Operations
 **** RHF funds shall be included here

(revised 1-26-2011)

Part I: Summary

PHA Name: Housing Authority of the County of Lebanon		Grant Type and Number		FFY of Grant: 2009	
		Capital Fund Program Grant No: PA26P052501-09		FFY of Grant Approval: 2009	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			

Type of Grant	Original Annual Statement	Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 2)	
		Performance and Evaluation Report for Period Ending: 12/31/2010	Final Performance and Evaluation Report	Final Performance and Evaluation Report	Final Performance and Evaluation Report
Line	Summary by Development Account	Original	Revised**	Obligated	Total Actual Cost*
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ 201,800.96	\$ 201,800.96	\$ 201,800.96	\$ 201,800.96
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)	\$ 659,942.00	\$ 638,916.00	\$ 638,916.00	\$ 560,039.02
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$ 258,000.00	\$ 8,338.00	\$ 8,338.00	\$ 8,338.00
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures		\$ 45,000.00	\$ 45,000.00	\$ 45,000.00
Signature of Executive Director <i>Bryan St. Hoffmann</i> Date 02/18/2011		Signature of Public Housing Director _____ Date _____			

* To be completed for the Performance and Evaluation Report
 ** To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 *** PHAs with under 250 units in management may use 100% of CFP Grants for Operations
 **** RHF funds shall be included here
 (revised 1-26-2011)

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P052501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	*Revised	Funds Obligated	**Funds Expended	
PHA Wide	Debt Service Bond Payment	9901		201,800.96	201,800.96	201,800.96	201,800.96	Paid
PHA Wide	Operations	1406		30,000.00	30,000.00	30,000.00	30,000.00	Paid
PHA Wide	Administration	1410		65,041.04	60,076.41	60,076.41	31,945.80	Underway
PHA Wide	Fees & Costs - Energy Audit	1430		50,000.00	45,000.00	45,000.00	45,000.00	Completed
PHA Wide	Architectural & Engineering	1430		-	23,346.66	23,346.66	23,346.66	
Total Agency Wide				346,842.00	360,224.03	360,224.03	332,093.42	
PA052P0001	Sidewalk replacement - all projects	1450	500 sf	5,000.00	-	-	-	to 2010
PA052P001 - Stevens	Tower Restoration	1460	1	-	177,677.91	177,677.91	147,230.54	With 2010
PA052P0001-Washin	Window replacement	1460		-	-	-	-	to 2012
PA052P0001 -Washin	Replace flooring in main lobby	1460	500sf	7,500.00	-	-	-	to 2010
PA052P0001 - Washin	Fire Alarm Replacment	1465	60	-	69,839.40	69,839.40	69,839.40	With ARRA
PA052P0001 - Washin	Replace Elevators	1460	2	-	21,443.01	21,443.01	1,144.01	With 2007
PA052P001 - Washin	Replace Building Elec System	1460	60	-	9,731.65	9,731.65	9,731.65	With ARRA
PA052P0001 -all sites	ADA Modifications units & common	1460		86,000.00	-	-	-	to 2010
Total PA052P0001				98,500.00	278,691.97	278,691.97	227,945.60	
PA052P0002 -all sites	Sidewalk replacement	1450	750 sf	7,500.00	-	-	-	to 2010
PA052P0002 -all sites	Tree prune & removal	1450	20	-	-	-	-	Deleted
PA052P0002 -all sites	ADA Modifications units & common	1460		86,000.00	-	-	-	to 2012
Total PA052P0002				93,500.00	-	-	-	
PA052P0003 - all sites	Sidewalk replacement	1450	750sf	7,500.00	-	-	-	to 2010
PA052P0003- all sites	ADA Modifications units & common	1460		86,000.00	-	-	-	to 2012
PA052P0003 - scattered	Tree prune & replacement	1450	20	-	-	-	-	Deleted
PA052P0003 - Cedar	Window replacement	1460	41 units	-	-	-	-	to stimulus
PA052P0003 - Gloning	Window replacement	1460	25 units	-	-	-	-	to stimulus
PA052P0003 - Gloning	Tree prune & replacement	1450	40	-	-	-	-	Deleted
PA052P0003- - Gloning	Replace shower valves all units	1460	25 units	27,600.00	-	-	-	to 2010
Total PA052P0003				121,100.00	-	-	-	
TOTAL FY 2009				659,942.00	638,916.00	638,916.00	560,039.02	

* To be completed for the Performance and Evaluation Report or a Revised Annual Statement

** To be completed for the Performance and Evaluation Report

Part I: Summary		
PHA Name: Housing Authority of the County of Lebanon	Grant Type and Number Capital Fund Program Grant No: PA26S052501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 ARRA FFY of Grant Approval: 2009

Type of Grant		
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010	<input checked="" type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost*	
		Original	Revised**	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)***				\$ -
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 69,506.00	\$ 42,880.56	\$ 42,880.56	\$ 42,880.56
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 61,250.00	\$ 67,712.51	\$ 67,712.51	\$ 67,712.51
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ 104,000.00	\$ 132,034.86	\$ 132,034.86	\$ 132,034.86
10	1460 Dwelling Structures	\$ 535,600.00	\$ 538,049.47	\$ 538,049.47	\$ 538,049.47
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 65,000.00	\$ 54,678.60	\$ 54,678.60	\$ 54,678.60
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities****				

* To be completed for the Performance and Evaluation Report
 ** To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 *** PHAs with under 250 units in management may use 100% of CFP Grants for Operations
 **** RHF funds shall be included here

(revised 1-25-2011)

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing & Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the County of Lebanon **Grant Type and Number**
 Capital Fund Program Grant No: PA26S052501-09
 Replacement Housing Factor Grant No:
 Date of CFFP:

Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost*		
		Original	Revised**	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				\$ -	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant (sum of lines 2-19)	\$ 835,356.00	\$ 835,356.00	\$ 835,356.00	\$ 835,356.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs	\$ 77,000.00	\$ 92,654.07	\$ 92,654.07	\$ 92,654.07	
25	Amount of line 20 Related to Energy Conservation Measures	\$ 313,600.00	\$ 330,965.26	\$ 330,965.26	\$ 330,965.26	
Signature of Executive Director <i>Bryan D. Hoffmann</i> date 02/18/2011		Signature of Public Housing Director				Date

* To be completed for the Performance and Evaluation Report
 ** To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 *** PHAs with under 250 units in management may use 100% of CFP Grants for Operations
 **** RHF funds shall be included here
 (revised 1-25-2011)

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26S052501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 ARRA		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	*Revised	Funds Obligated	**Funds Expended	
PHA Wide	Administration	1410		69,506.00	42,880.56	42,880.56	42,880.56	
PHA Wide	Fees and Costs	1430		61,250.00	67,712.51	67,712.51	67,712.51	Paid
	Subtotal Suthority Wide			130,756.00	110,593.07	110,593.07	110,593.07	
PA052P0001-Stevens	Replace com rm & arcade roof	1460	3700sf	100,000.00	0			To 2008
PA052P0001 - Stevens	Repair masonry & roof on sch tower	1460	1600sf	75,000.00	0		-	To 2008
PA052P0001 - Stevens	Repair arcade ceiling	1450	1000sf	15,000.00	0		-	To 2008
PA052P0001 - Stevens	Repave parking lot	1450	10,000sf	36,018.00	21,389.54	21,389.54	21,389.54	Completed
PA052P0001 - Stevens	Repoint retaining wall	1450	900 sf	10,000.00	0	-	-	To 2008
PA052P0001 - Stevens	Install security cameras	1460	11 floors	44,000.00	39,355.47	39,355.47	39,355.47	Completed
PA052P0001 - Washin	Repave parking lot	1450	10,000 sf	22,000.00	28,784.09	28,784.09	28,784.09	Completed
PA052P0001 - Washin	Window replacement	1460	150 wind	75,000.00	0	-	-	To 2013
PA052P0001 - Washin	Install security cameras	1460	4 floors	22,000.00	0	-	-	To 2011
PA052P0001 - Washin	Install card access security system	1460	6 doors	11,000.00	0	-	-	To 2011
PA052P0001 - Washin	Replace fire alarm system	1465.1	60 units	65,000.00	54,678.60	54,678.60	54,678.60	Completed
PA052P0001 - Washin	Replace electrical dist system	1460	60 units	26,964.00	167,698.74	167,698.74	167,698.74	Completed
	SUBTOTAL PA052P00001			501,982.00	311,906.44	311,906.44	311,906.44	
PA052P0002 - Webster	Repave all dwelling parking pads	1450	100 units	64,018.00	81,861.23	81,861.23	81,861.23	Completed
	SUBTOTAL PA052P00002			64,018.00	81,861.23	81,861.23	81,861.23	
PA052P0003-Gloninger	Replace all windows	1460	25 units	52,500.00	125,377.00	125,377.00	125,377.00	Completed
PA052P0003-Cedar	Replace all windows	1460	41 units	86,100.00	205,618.26	205,618.26	205,618.26	Completed
	SUBTOTAL PA0520003			138,600.00	330,995.26	330,995.26	330,995.26	
	TOTAL FY 2009			835,356.00	835,356.00	835,356.00	835,356.00	

* To be completed for the Performance and Evaluation Report or a Revised Annual Statement

** To be completed for the Performance and Evaluation Report

(revised 1-25-2011)

Part I: Summary		
PHA Name: Housing Authority of the County of Lebanon	Grant Type and Number Capital Fund Program Grant No: PA26P052501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/21/2010 <input type="checkbox"/> Final Performance and Evaluation Report
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost*	
		Original	Revised**	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)***	\$ 30,000.00	\$ 22,500.00		\$ -
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 63,000.04	\$ 44,750.64		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 30,000.00	\$ 15,000.00	\$ 1,388.50	\$ 1,388.50
8	1440 Site Acquisition				
9	1450 Site Improvements		\$ 15,000.00		
10	1460 Dwelling Structures	\$ 113,100.00	\$ 338,666.20	\$ 260,387.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 179,809.00	\$ -		
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$ 20,000.00	\$ -		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities****				

* To be completed for the Performance and Evaluation Report
 ** To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 *** PHAs with under 250 units in management may use 100% of CFP Grants for Operations
 **** RHF funds shall be included here

(revised 1-25-2011)

Part I: Summary

PHA Name: Housing Authority of the County of Lebanon	Grant Type and Number Capital Fund Program Grant No: PA26P052501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1)		
Original Annual Statement		Performance and Evaluation Report for Period Ending: 12/31/2010		Final Performance and Evaluation Report		
Line	Summary by Development Account	Original	Total Estimated Cost	Revised**	Obligated	Total Actual Cost*
						Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		\$ 201,800.96	\$ 201,793.16		\$ -
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant (sum of lines 2-19)		\$ 637,710.00	\$ 637,710.00	\$ 261,775.50	\$ 1,388.50
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities			\$ 250,000.00	\$ 235,387.00	
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures		\$ 312,909.00			
Signature of Executive Director <i>Ryan D. Hodgson</i>		Date 02/18/2011		Signature of Public Housing Director		Date

* To be completed for the Performance and Evaluation Report
 ** To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 *** PHAs with under 250 units in management may use 100% of CFP Grants for Operations
 **** RHF funds shall be included here
 (revised 1-25-2011)

Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P052501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	*Revised	Funds Obligated	**Funds Expended	
PHA Wide	Debt Service Bond Payment	9901		201,800.96	201,793.16	-	-	
PHA Wide	Operations	1406		30,000.00	22,500.00		-	
PHA Wide	Administration	1410		63,000.04	44,750.64		-	
PHA Wide	Fees & Costs	1430		30,000.00	15,000.00	1,388.50	1,388.50	
						-	-	
	Total Agency Wide			324,801.00	284,043.80	1,388.50	1,388.50	
PA052P0001 - Stevens	Tower Restoration	1460	1		63,358.20	25,000.00		In progress (with 2009)
PA052P0001 - Washin	ADA Units & Common Areas	1460	2 units	-	250,000.00	235,387.00		In progress (from 2009)
PA052P0001 - Washin	Replace Flooring Main Lobby	1460	500 SF	-	7,500.00			From 2009
PA052P0001-Washin	Replace community room HVAC	1475	3 units	15,000.00	-	-	-	To 2013
PA052P0001-Washin	Replace windows	1460	120	113,100.00	-	-	-	To 2013
PA052P0001 -Washin	Install PTACS all apartments	1465.1	60	179,809.00	-			To 2013
PA052P0001 -Washin	Install VFD heating pumps	1475	1	5,000.00	-	-	-	To 2013
PA052P0001 - All Sites	Repair Sidewalks	1450	500 sf		5,000.00			In design (From 2009)
	Total PA052P0001			312,909.00	325,858.20	260,387.00	-	
						-	-	
PA052P0002 - All Sites	Repair Sidewalks	1450	500 sf		5,000.00	-	-	In Design (From 2009)
	Total PA052P0002				5,000.00			
						-	-	
PA052P0003 - All Sites	Repair Sidewalks	1450	500		5,000.00	-	-	In Design (From 2009)
PA052P0003- Gloninger	Replace Shower Valves	1460	20 Units		17,808.00			In Design (From 2009)
				-		-	-	
	Total PA052P0003			-	22,808.00	-	-	
				-				
				-				
				-				
				-				
	TOTAL FY 2010			637,710.00	637,710.00	261,775.50	1,388.50	
						-	-	

Part I: Summary		
PHA Name: Housing Authority of the County of Lebanon	Grant Type and Number Capital Fund Program Grant No: PA26P052501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval: 2011

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost*	
		Original	Revised**	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)***	\$ 30,000.00			\$ -
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 55,916.84			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 15,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ 15,000.00			
10	1460 Dwelling Structures	\$ 320,000.00			
11	1465.1 Dwelling Equipment - Nonexpendable	\$ -	\$ -		
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$ -	\$ -		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities****				

* To be completed for the Performance and Evaluation Report
 ** To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 *** PHAs with under 250 units in management may use 100% of CFP Grants for Operations
 **** RHF funds shall be included here

(revised 1-28-2011)

Part I: Summary

PHA Name: **Housing Authority of the County of Lebanon**

Grant Type and Number
 Capital Fund Program Grant No: PA26P052501-11
 Replacement Housing Factor Grant No:

FY of Grant: 2011
 FFY of Grant Approval: 2011

Type of Grant

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost*	
		Original	Revised**	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ 201,793.16			\$ -
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)	\$ 637,710.00	\$ -	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	\$ 15,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$ 30,000.00			
Signature of Executive Director <i>Rayan D. Hoggman</i>		Date 02/18/2011		Signature of Public Housing Director	
				Date	

* To be completed for the Performance and Evaluation Report

** To be completed for the Performance and Evaluation Report or a Revised Annual Statement

*** PHAs with under 250 units in management may use 100% of CFP Grants for Operations

**** RHF funds shall be included here

(revised 1-28-2011)

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part I: Summary						
PHA Name/Number Lebanon County Housing PA052		Locality (City/County & State) Lebanon, PA Lebanon County			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	\$326,250.00	\$308,450.00	\$270,000.00	\$325,000.00
C.	Management Improvements		0	0	0	0
D.	PHA-Wide Non-dwelling Structures and Equipment		0	\$17,500.00	50,000	0
E.	Administration		\$65,990.00	\$65,990.00	\$65,990.00	\$65,990.00
F.	Other		\$35,908.84	\$35,806.63	\$42,124.17	\$37,081.69
G.	Operations		\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
H.	Demolition		0	0	0	
I.	Development		0	0	0	
J.	Capital Fund Financing – Debt Service		\$201,793.16	\$202,195.37	\$201,827.83	\$201,870.31
K.	Total CFP Funds		0	0	0	0
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$659,942.00	\$659,942	\$659,942	\$659,942

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2012</u> FFY <u>2012</u>		Work Statement for Year: <u>2013</u> FFY <u>2013</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	NONE		NONE	
	Subtotal of Estimated Cost	\$0	Subtotal of Estimated Cost	\$0

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2014</u> FFY <u>2014</u>		Work Statement for Year: <u>2015</u> FFY <u>2015</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	NONE		NONE	
	Subtotal of Estimated Cost	\$0	Subtotal of Estimated Cost	\$0

Housing Needs of low income families in Lebanon County

Data on housing needs in Lebanon County is available at the Authority's Administrative Offices.

Eligibility, Selection and Admissions Policies

Eligibility, tenant selection and admissions policies are explain in detail in the Authority's Public Housing Admissions and Occupancy Policy and the Authority's Section 8 Administrative Plan. Copies of both documents are available at the Authority's Administrative Offices and are also available from the Authority's website – <http://www.lebanoncountyhousing.com>.

Include in this document are summaries of proposed changes to the Public Housing Admissions & Occupancy Policies and the Section 8 Administrative Plan.

**Public Housing Admissions and Occupancy Policy– List of Modifications
February 2011**

Cover

Updated to reflect revision 1.12 to the plan

Table of Contents

Updated to reflect repagination of some sections

Chapter 3 Applying for Admission

Section D – EIV System

Renumber the existing Section D to Section E and the existing Section E to Section F.
Insert a new Section D as follows:

For each prospective tenant, the PHA shall at the time of the eligibility interview print and maintain on file a copy of the EIV Existing Tenant Search results.

If the applicant or members of applicant's household are identified by EIV as currently being assisted at or owes a debt to, another Multifamily Housing or Public and Indian Housing (PIH) location, the PHA shall discuss these findings with the appropriate member(s) of applicant household and provide the opportunity to explain the circumstances relative to being assisted at, or owing a debt to, another housing provider.

The PHA shall follow up with the respective housing provider to confirm the applicant's program participation status or debt owed before admission. If necessary the PHA will coordinate move-in/move-out dates with the other housing provided at the other location.

The PHA shall retain Existing Tenant Search results, as well as any related additional documentation, with the application.

Reason for Changes – To include new HUD requirements concerning use of the previous tenant report in the EIV System.

Chapter 5 Tenant Selection and Assignment Plan

Section B – Local Preferences

Remove this section in its entirety and insert the following:

B. LOCAL PREFERENCES

The PHA uses the following Local Preference system:

1. *Date and Time of receipt of a completed application.*
2. *Residency preference for families who live, work, or have been hired to work or who are attending school in Lebanon County. This preference shall be worth 26 points.*
3. *Employment/Student preference. Preference shall be given to an applicant household whose head, spouse, co-head or unrelated partner of the head of household.*

Is employed at least 17 ½ hours per week in a position which generates employment income countable under HUD's definition of Annual Income or is actively receiving Unemployment Compensation related to having been employed at least 17-1/2 hours per week or is currently a full-time student, who is a person carrying a subject load that is considered full-time for day students under the standards and practices of the education institution attended. An educational institution includes a vocational school with a diploma or certificate program, as well as an institution offering a college degree.

The Employment/Student Preference shall also apply if the head of household, spouse, co-head, or unrelated partner of head of household are age 62 or older or are receiving Social Security Disability, Supplemental Security Income (SSI) or any other payments based on an individual's inability to work. This preference shall be worth 5 points.

4. *Substandard Housing – Applicants who live in substandard housing are families whose dwelling has been declared unfit for habitation by a government agency. For purposes of this section, “unfit for habitation” shall also include a dwelling identified by the local health department or licensed lead paint risk assessor as one in which deteriorated lead paint surfaces or other lead hazards are present, and which is occupied by a child or children under age 6 or a pregnant woman. In order to receive this preference the applicant must currently live in the substandard dwelling or have moved from such a dwelling within the past 60 days and is not currently living in standard, permanent replacement housing. If a child under age 6 or a pregnant woman has been identified as having an elevated blood lead level, standard permanent replacement housing is limited to housing which was constructed after 1978 or pre-1978 housing identified as free of lead hazards by the local health department or licensed lead paint risk assessor. In order to qualify for this preference the applicant family **MUST NOT** have caused the substandard condition. This preference shall be worth 20 points.*
5. *Adaptive Dwelling – Families which require an adaptive or accessible dwelling due to a physical impairment. This preference shall be worth 58 points.*

6. Section 8 Previous Participation – Families who have been terminated from the Section 8 Housing Choice Voucher Program, solely because of the lack of adequate funding for continued support of the family’s Housing Choice Voucher. To be eligible for this preference the family must have been terminated from the voucher program by the originating PHA and the family must supply documentation from the originating PHA that the termination action was due solely to lack of funding and not because of any program violation by the participating family. In addition, the family must not, at the time of application or during the intervening period between application and program admission, be the beneficiary of any other subsidized or low income housing program. This preference shall be worth 6 points.

Points awarded for the above listed preferences shall be cumulative. Order of applicant selection among applicants with the same number of preference points shall be based on the date and time of the application. Table 1 provides a matrix of the various cumulative values of the preferences listed above.

Reason for changes: Addition of new preference for Section 8 Housing Choice Voucher participants terminated due to lack of funding. Clarification of point values for all preferences.

Table One

Preference Matrix - Public Housing Program

Adapted Dwelling Preference	Substandard Housing Preference	Employment Preference	Lebanon County Residence Preference	Previous Section 8 Participant Preference	Total Points
58	20	5	26	6	115
58	20	5	26		109
58			26		84
58	20	5			83
58	20				78

Adapted Dwelling	Substandard Housing	Employment	Residence	Section 8	Total Points
58				6	64
58		5			63
58					58
	20	5	26	6	57
	20	5	26		51
	20		26		46
		5	26	6	37
			26	6	32
		5	26		31
			26		26
	20			6	26
	20	5			25
	20				20
		5		6	11
				6	6
		5			5

Appendix I – Flat Rents

Update the flat rents to reflect changes for FY 2011-12 as follows:

FLAT RENT UPDATE – FEBRUARY 2011

As required by QHWRA the Authority has previously undertaken a detailed analysis in the development of Flat Rents. At this time the Authority sees no need to change the methodology used in the original analysis as the existing Flat Rent structure has been successful in maintaining a diversified range of family incomes in Authority developments.

However, the Authority believes that it is necessary to increase the current flat rents because of increased operating costs during the past year. Using the calculations from the tables listed below the new flat rents are as follows:

<u>Bedroom Size</u>	<u>Current Flat Rents</u>	<u>New Flat Rents</u>
0	\$385	\$390
1 (ST large)	\$470	\$480
1	\$415	\$420
2	\$550	\$560
3	\$660	\$670
4	\$660	\$670
5	\$660	\$670

HUD regulations prohibit the Authority from charging flat rents that exceed operating costs. In the past it was difficult to determine exact operating costs on a project by project basis. However, in fall 2006 the Authority converted to Project Based Management. Utilizing the project based management data now available we have been able to more accurately determine actual operating costs for each housing project. The results of our analysis are presented in the tables below.

As can be seen from the tables, none of the revised flat rents exceed the estimated actual operating costs for any size dwelling.

The revised flat rents will be included in the Authority's 2011 Annual Plan which will be adopted in April 2011. The effective date of the new rents shall be the first initial or annual certification on or after June 1, 2011.

Flat Rents - Area 1 Senior Communities

February 2011

1	2	3	4	5	6	7	8	9	10	11
<i>Bedrooms</i>	<i>Number Of Units</i>	<i>Current Flat Rents</i>	<i>Total Annual Income Current Flat Rents</i>	<i>Current Annual Cost By Bedroom</i>	<i>Current Annual Operating Cost By Br By Month</i>	<i>2011 Published Annual OCAF Increase</i>	<i>HUD 2011 FMR Increase</i>	<i>Lesser of Column 7 or 8</i>	<i>Intital Flat Rent Estimate</i>	<i>New Flat Rents (lesser of column 6 or 10)*</i>
WA 0 BR	30	\$385	\$138,600	\$188,825	\$525	1.02	1.016	1.016	\$391	\$390
ST Small 1 BR	40	\$415	\$199,200	\$271,384	\$565	1.02	1.015	1.015	\$421	\$420
ST Stand 1 BR	20	\$415	\$99,600	\$135,692	\$565	1.02	1.015	1.015	\$421	\$420
ST Large 1 BR	20	\$470	\$112,800	\$153,675	\$640	1.02	1.015	1.015	\$477	\$480
WA 1 BR	25	\$415	\$124,500	\$169,615	\$565	1.02	1.015	1.015	\$421	\$420
WA 2 BR	5	\$550	\$33,000	\$44,958	\$749	1.02	1.015	1.015	\$558	\$560
TOTALS	140		\$707,700	\$964,150						

* NOTE rounded to the nearest \$5.00

12	13	14	15	16	17
<i>Total Annual Operating Budget Costs</i>	<i>Total 2010 PHA Wide Cap Fund</i>	<i>Cap Fund Per Unit</i>	<i>Cap Fund Allocated To AMP</i>	<i>Total Operating Cost</i>	<i>Total Costs as a percentage of total income from current flat rents</i>
\$743,707	\$637,710	\$1,575	\$220,443	\$964,150	1.362

\$743,707	\$637,710	\$1,575	\$220,443	\$964,150	1.362
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Flat Rents - Area 2 North Side Family Units

February 2011

1	2	3	4	5	6	7	8	9	10	11
<i>Bedrooms</i>	<i>Number Of Units</i>	<i>Current Flat Rents</i>	<i>Total Annual Income Current Flat Rents</i>	<i>Current Annual Cost By Bedroom</i>	<i>Current Annual Operating Cost By Br By Month</i>	<i>2011 Published Annual OCAF Increase</i>	<i>HUD 2011 FMR Increase</i>	<i>Lesser of Column 7 or 8</i>	<i>Intital Flat Rent Estimate</i>	<i>New Flat Rents (lesser of column 6 or 10)*</i>
1	8	\$415	\$39,840	\$45,030	\$469	1.02	1.015	1.015	\$421	\$420
2	35	\$550	\$231,000	\$261,090	\$622	1.02	1.015	1.015	\$558	\$560
3	66	\$660	\$522,720	\$590,809	\$746	1.02	1.015	1.015	\$670	\$670
4	22	\$660	\$174,240	\$196,936	\$746	1.02	1.015	1.015	\$670	\$670
5	4	\$660	\$31,680	\$35,807	\$746	1.02	1.015	1.015	\$670	\$670
TOTALS	135		\$999,480	\$1,129,671						

*NOTE rounded to the nearest \$5.00

12	13	14	15	16	17
<i>Total Annual Operating Budget Costs</i>	<i>Total 2010 PHA Wide Cap Fund</i>	<i>Cap Fund Per Unit</i>	<i>Cap Fund Allocated To AMP</i>	<i>Total Operating Cost</i>	<i>Total Costs as a percentage of total income from current flat rents</i>
\$917,101	\$637,710	\$1,575	\$212,570	\$1,129,671	1.130

Flat Rents - Area 3 South Side Family Units

February 2011

1	2	3	4	5	6	7	8	9	10	11
<i>Bedrooms</i>	<i>Number Of Units</i>	<i>Current Flat Rents</i>	<i>Total Annual Income Current Flat Rents</i>	<i>Current Annual Cost By Bedroom</i>	<i>Current Annual Operating Cost By Br By Month</i>	<i>2011 Published Annual OCAF Increase</i>	<i>HUD 2011 FMR Increase</i>	<i>Lesser of Column 7 or 8</i>	<i>Intital Flat Rent Estimate</i>	<i>New Flat Rents (lesser of column 6 or 10)*</i>
2	65	\$550	\$429,000	\$470,050	\$603	1.02	1.015	1.015	\$558	\$560
3	51	\$660	\$403,920	\$442,571	\$723	1.02	1.015	1.015	\$670	\$670
4	14	\$660	\$110,880	\$121,490	\$723	1.02	1.015	1.015	\$670	\$670
5	0									
TOTALS	130		\$943,800	\$1,034,111						

* NOTE rounded to the nearest \$5.00

12	13	14	15	16	17
<i>Total Annual Operating Budget Costs</i>	<i>Total 2010 PHA Wide Cap Fund</i>	<i>Cap Fund Per Unit</i>	<i>Cap Fund Allocated To AMP</i>	<i>Total Operating Cost</i>	<i>Total Costs as a percentage of total income from current flat rents</i>

\$829,414	\$637,710	\$1,575	\$204,697	\$1,034,111	1.096
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**Public Housing Lease Agreement – List of Modifications
February 2011**

Cover

Updated to reflect revision 1.4 to the lease agreement

Table of Contents

Updated to reflect section changes and repagination of some sections

6. Obligations of Tenant, X (b) Criminal Activity

Delete this subsection in its entirety and insert the following:

“Criminal activity” shall be defined as an act which constitutes a violation of any penal provision of any Federal, State, or local law and which threatens the health, safety, or right to peaceful enjoyment of the premises by other TENANTS or MANAGEMENT’s employees or agents, irrespective of whether there is an arrest, or in the case of an arrest, irrespective of whether there is an arrest and/or conviction. Examples of criminal activity which threatens the health, safety or right to peaceful enjoyment of the premises includes, but is not limited to, an act or acts that has as one of its elements the use, attempted use, or threatened use of physical force against the person of another.

Criminal activity shall also be defined as the TENANT or any household member being subject to a lifetime registration requirement under a State or Federal sex offender registration program, including a criminal act resulting in such registration which occurred prior to execution of this Lease agreement.

Reason for Changes – To clarify definition of criminal acts and to include HUD required language concerning lifetime sex offender registration.

Section 13 – Violence Against Women Act

Renumber the existing sections 13 and 14 as sections 14 and 15 and insert a new section 13 as follows:

13. Violence Against Women Act

MANAGEMENT may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other “good cause” for termination of assistance, tenancy or occupancy rights of the victim of abuse.

MANAGEMENT may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant’s family is the victim or threatened victim of that abuse.

MANAGEMENT may request in writing that the victim, or a family member on the victim’s behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or

Stalking, Form HUD-91066, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.

Reason for Changes – To include new HUD requirements for the Violence Against Women Act.

**Section 8 Administrative Plan – List of Modifications
January 2011**

Cover

Updated to reflect revision 1.7 to the plan

Table of Contents

Updated to reflect repagination of some sections

Chapter 3 Applying for Admission

Section D – EIV System

Renumber the existing Section D to Section E and the existing Section E to Section F. Insert a new Section D as follows:

D. EIV SYSTEM

For each prospective tenant, the PHA shall at the time of the eligibility interview print and maintain on file a copy of the EIV Existing Tenant Search results.

If the applicant or members of applicant’s household are identified by EIV as currently being assisted at or owes a debt to, another Multifamily Housing or Public and Indian Housing (PIH) location, the PHA shall discuss these findings with the appropriate member(s) of applicant household and provide the opportunity to explain the circumstances relative to being assisted at, or owing a debt to, another housing provider.

The PHA shall follow up with the respective housing provider to confirm the applicant’s program participation status or debt owed before admission. If necessary the PHA will coordinate move-in/move-out dates with the other housing provided at the other location.

The PHA shall retain Existing Tenant Search results, as well as any related additional documentation, with the application.

Reason for Changes – To include new HUD requirements concerning use of the previous tenant report in the EIV System.

Chapter 4 Establishing preferences and Maintaining the Waiting List

Section E – Local Preferences

Delete the section in its entirety and insert the following:

The PHA uses the following Local Preference system:

1. Residency preference for families who live, work, or have been hired to work or who are attending school in the jurisdiction. This preference shall be worth one (47) points.
2. Families who are currently participating in a transitional housing program which receives funding through McKinney-Vento, HOME or the Commonwealth of Pennsylvania shall be worth five (20) points.
3. Families which require adaptive or accessible housing due to a physical impairment. This preference shall be worth ten (25) points.

Points awarded for the above listed preferences shall be cumulative as shown in Table 1.

Table One
Preference Matrix - Section 8 Voucher Program

Adapted Dwelling Preference	Transitional Housing Preference	Lebanon County Residence Preference	Total Points
25	20	47	92
25		47	72
	20	47	67
		47	47
25	20		45
25			25
	20		20

Single applicants will be treated as any other eligible family on the waiting list.

NOTE: New applications received by the Authority on or after midnight, May 1, 2009, shall be eligible to claim preference number two (2) described above. Applicants who are active on the Section 8 waiting list as of 11:59 PM, April 30, 2009 shall maintain any preference points previously awarded (subject to all eligibility criteria contained in this Administrative Policy).

Reason for Change – Clarify relative point value of preferences to reflect sorting of waiting list.

Chapter 15 Denial or Termination of Assistance

Section I – Suspension Due To Insufficient Funding Page 15-10 Insert new section as follows:

I. SUSPENSION DUE TO INSUFFICIENT FUNDING

The PHA monitors income and expenditure data for the Housing Choice Voucher Program on a monthly basis. If at any time the PHA determines that insufficient funding is available to meet Housing Assistance Payment obligations, the PHA will take action to ensure fiscal solvency of the Housing Choice Voucher Program. The Authority will take the following actions to balance anticipated voucher program expenditures with voucher program income:

1. Suspend Issuances of vouchers to applicants from the Section 8 Voucher Program waiting list.
2. Termination of vouchers previously issued to applicant, but not yet under an assistance contract.
3. Suspend assistance to current program participants.

In the event that the PHA must suspend assistance to current participants, such suspensions will be performed as follows:

The PHA will compile a list of all current program participants. This participant list shall be in descending order of date of admission into the program (that is the oldest date of admission shall appear first)

The PHA will review the participant list and will initially exclude from the list all participant families in which the Head of Household or Co Head of Household is elderly (defined as age 62 or older) or is disabled.

The PHA will then select non elderly/non disabled households from the participant list in order of program admission date, beginning with the participant with the oldest admission date.

The PHA will continue to select participants from the list until a sufficient number of participants are selected such that the sum of their monthly assistance payments is sufficient to reduce total monthly payments to an amount commensurate with program income.

In the event that there are not a sufficient number of non elderly/non disabled households available to reduce expenditures to the required level, then the PHA will select elderly/disabled households for suspension in the order of the household's program admission date (beginning with the oldest date of admission).

All participants selected for suspension as described in this section shall receive no less than 30 days written notification of the suspension of assistance. Such notice shall also be provided to the affected property owner.

Suspension of assistance under this section shall not be subject to the PHA's Grievance Policy and any participant suspended solely due to lack of sufficient funding shall not be entitled to a hearing to contest the PHA's action.

Suspension of assistance to the participant under this section shall result in termination of the Housing Assistance Payment Contract with the property owner on the same date as assistance to the participant is suspended. The PHA shall have no obligation for any additional assistance payments to the property owner beyond the date of suspension of assistance.

4. Restoration of assistance

Any participant whose assistance is suspended due solely to lack of sufficient funding may be entitled to reinstatement of assistance. Reinstatement shall be available to any suspended participant who, as of the date of the reinstatement offer, is not already receiving another form of subsidized housing assistance. Such other subsidized housing assistance shall mean a housing program in which the participant is required to pay no more than 30% of their adjusted income for rent and utilities.

Assistance shall be reinstated in the same order in which assistance was originally suspended. However, reinstatement may be subject to termination of participation in the event the participant has engaged in an act or acts during the suspension period, which act or acts would have resulted in program termination had the assistance suspension not been in effect. For example if during the suspension period the participant engages in a criminal act which would have resulted in a termination action had assistance not been suspended. In the event of such a termination action, all requirements in this policy governing termination of program participant shall be in effect.

Reinstatement will include the execution of a new Housing Assistance Payment contract with the property owner. If at the time of reinstatement the new HAP contract is executed for the same dwelling occupied by the participant at the time of assistance suspension, the PHA shall have no obligation for assistance payments during the time period in which the suspension action was in effect.

When offered the opportunity for reinstatement, the affected participants will be subject to the procedures outlined in this policy for new participants, including but not limited to: issuance of the voucher, time period for locating a dwelling, execution of the HAP contract, rent reasonableness and Housing Quality Standards.

In no event shall the PHA admit any new participant families from the waiting list nor absorb any incoming portable voucher holders until all eligible participants with suspended assistance have been offered the opportunity for reinstatement.

All suspended participants shall be notified in writing of the offer of reinstatement. Such written notice shall be sent to the last known mailing address provided by the participant. Failure of the participant to respond to the offer of reinstatement within 30 days shall be grounds for termination of assistance in accordance with the procedures for termination outlined in this Administrative Plan.

5. Preference of Public Housing

Any participant subject to suspension of assistance shall be eligible to receive a preference for admission into the PHA's Public Housing Program. Applications of participants who have previous active Public Housing applications shall be updated to reflect the suspension preference. Participants with suspended assistance who have not previously applied for the PHA's Public Housing program will be invited to submit an application at the time their Section 8 assistance is suspended. Admission into the Public Housing program for suspended participants will be subject to the same admission and eligibility requirements in effect for all other Public Housing applicants.

6. Multiple Suspension Events

In the event that the PHA must suspend assistance on more than one occasion, additional restrictions on suspension will take effect. In no case shall any participant be subject to a 2nd or subsequent suspension event until all participants have been subject to suspension.

7. Treatment of Suspended Participants During Suspension

Any participants with suspended assistance shall remain a current program participant. As such reinstatement of assistance shall not be considered a new program admission for purposes of the income targeting requirements outline in this Administrative Plan.

Reason for Change – Describe procedures to deal with reduction of HAP costs due to insufficient funding.

Statement of Financial Resources

Information on financial resources for the Authority's Public Housing and Section 8 Voucher programs is available at the Authority's Administrative Offices.

Rent Determination Policies

Rent determination policies are explain in detail in the Authority's Public Housing Admissions and Occupancy Policy and the Authority's Section 8 Administrative Plan. Copies of both documents are available at the Authority's Administrative Offices and are also available from the Authority's website – <http://www.lebanoncountyhousing.com>

Operation and Management

The Authority's goal is to provide decent, safe and affordable housing for all of our residents and participants in the most cost effective manner possible. Detailed strategies for operation of our Public Housing Program can be found in the Asset Management section of this document.

Grievance Procedures

The Authority's Grievance and Hearing Procedures are explained in detail in the Authority's Public Housing Admissions and Occupancy Policy, the Authority's Section 8 Administrative Plan and the Authority's Public Housing Lease. Copies of these documents are available at the Authority's Administrative Offices and are also available from the Authority's website – <http://www.lebanoncountyhousing.com>

Designated Housing

The Authority has designated Stevens Towers as an elderly only facility. Detailed Information concerning this designation is available at the Authority's Administrative Offices.

Community Service and Self Sufficiency

The Authority's Community Service policy is explained in detail in the Authority's Public Housing Admissions and Occupancy Policy. A copy of this document is available at the Authority's Administrative Offices and is also available from the Authority's website – <http://www.lebanoncountyhousing.com>. The Authority is not required under HUD regulations to operate a Self Sufficiency Program.

Safety and Crime Prevention

The Authority's Project Management staff members are responsible for safety and crime prevention activities in all Public Housing developments. Staff members work closely on an as needed basis with all local police agencies in monitoring criminal activity at Authority developments. The Authority vigorously enforces requirements in the dwelling lease as well as HUD's One Strike Policy. Routine review of crime statistics have repeatedly shown that criminal activity in Authority developments is no greater than, and in some cases is less than, criminal activity throughout Lebanon County.

Civil Rights Certification

The Authority makes every effort to ensure that all of its housing programs are accessible to all members of our community. The only significant minority population in Lebanon County are those of Hispanic heritage. According to the most recently available census data, 48.3% of the low income Hispanic population of Lebanon County reports needing affordable housing. A review of current Public Housing and Section 8 participants shows that 48% of Public Housing residents and 42% of Section 8 participants are Hispanic. These statistics clearly show that the level of participation by Hispanics in our assisted housing programs is virtually identical to the housing needs of Hispanics identified in census data. We believe this data displays our commitment to providing equal program access to all members of our community.

Fiscal Year Audit

A copy of the most recent audit report is available at the Authority's Administrative Offices and on the Authority's website – <http://www.lebanoncountyhousing.com>

Asset Management Strategy

The Authority's Asset Management Strategy of each of the Public Housing Asset Management Projects (AMPS) is available at the Authority's Administrative Offices

Violence Against Women Act

Because the Authority lacks the expertise we will make use of existing community services to deal with reported incidents of domestic violence. We will refer any reported victims to Domestic Violence Intervention and the Sexual Assault Resources and Counseling Center, as appropriate. We will also encourage victims to file a domestic violence report with their local police department. We will encourage our community partners to hold information sessions at our facilities and will assist agencies in disseminating relevant information to residents in our public housing communities and participants in the Section 8 Voucher Program.

Certifications



March 9, 2011

Mr. Bryan D. Hoffman, Executive Director
Housing Authority of Lebanon County
P.O. Box 420
Lebanon, PA 17042-0420

Dear Mr. Hoffman:

The Center for Community Development has received a request for a Certificate of Consistency with the Pennsylvania Consolidated Plan. The application indicates that the Housing Authority of Lebanon County manages 403 public housing units; 535 housing units with Section 8 vouchers. Additionally, your housing authority is undertaking appropriate activities to provide housing and support services to very low-income households. The request indicates that the Housing Authority is in full compliance with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990.

Enclosed, please find a Certificate of Consistency with the Pennsylvania Consolidated Plan, executed March 9, 2011.

Should you have any questions regarding this matter, please contact me at (717) 720-7412.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Fox', written over a horizontal line.

Daniel Fox
Center for Community Financing

Enclosures



Community
Affairs and
Development

Commonwealth
Keystone Building
400 North Street
4th Floor

Harrisburg
Pennsylvania
17120-0225

tel: 717.720.7300
fax: 717.783.4663
866-GO-NEWPA | newPA.com

**Certification by State Official of PHA Plans Consistency with
the Consolidated Plan**

I, F. Edward Geiger, III, Director of the DCED - Center for Community Financing, certify that the Five Year and Annual PHA Plan of the Housing Authority of Lebanon County is consistent with the Consolidated Plan of the Commonwealth of Pennsylvania prepared pursuant to 24 CFR Part 91.

 3/9/2011
Signature Date

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Housing Authority of the County of Lebanon

Project Name: Consolidated Plan FY 2011 - PHA Agency Plan

Location of the Project: County of Lebanon

Name of the Federal
Program to which the
applicant is applying: Public Housing Agency Annual Plan - QHWRA of 1998

Name of
Certifying Jurisdiction: City of Lebanon

Certifying Official
of the Jurisdiction
Name: Sherry Capello

Title: Mayor

Signature: 

Date: 3/3/14

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Housing Authority of the County of Lebanon

Project Name: Consolidated Plan FY 2011 - PHA Agency Plan

Location of the Project: County of Lebanon

Name of the Federal Program to which the applicant is applying: Public Housing Agency Annual Plan - QHWRA of 1998

Name of Certifying Jurisdiction: County of Lebanon

Certifying Official of the Jurisdiction Name: Larry E. Stohler

Title: Chairman

Signature: *Larry E. Stohler*

Date: 4-14-11

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
Housing Authority of the County of Lebanon

Program/Activity Receiving Federal Grant Funding

Public Housing CFP

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Stevens Towers, 930 Willow St, Lebanon, PA 17046 Washington Arms, 303 Chestnut St, Lebanon, PA 17046
Webster Manor, 1012 Brock Dr., Lebanon, PA 17046 Modular Housing, Steckbeck, Meily and Laffayette Streets,
Lebanon, PA 17046, City Scattered Sites, E. Cherry, Federal, S. 11th & E. Weidman Streets, Lebanon, PA 17046, Cedar Court, Cedar Court, Lebanon, PA 17042, Gloninger Meadows, Center Street, Lebanon, PA 17042. All sites located in Lebanon County, Pennsylvania

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
Antonia Deraco Martinez

Title
Chairman

Signature
X *Antonia Deraco Martinez*

Date
04/13/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the County of Lebanon
PHA Name

PA052
PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

 X Annual PHA Plan for Fiscal Years 2011 - 2015

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Antonia Deraco Martinez	Chairman
Signature	Date
	April 13, 2011

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Housing Authority of the County of Lebanon

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Antonia Deraco Martinez

Title

Chariman

Signature

Date (mm/dd/yyyy)

04/13/2011

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application b. initial award c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the County of Lebanon P.O. Box 420 Lebanon, PA 17042 Congressional District, if known: PA 17th	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: 14-850	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ 659,942	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> NONE	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Bryan D. Hoffman</u> Print Name: <u>Bryan D. Hoffman</u> Title: <u>Executive Director</u> Telephone No.: <u>717-273-1630</u> Date: <u>04/13/2011</u>	
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